

Hillsboro 37342

ZIP code · TN · Tennessee > Coffee County > Hillsboro

SELLER'S MARKET

\$212K

MEDIAN SALE PRICE

+0.7%

1-YR CHANGE

75

SALES (12 MO)

\$294K

MEDIAN VALUE (AVM)

Market temperature

Seller's market · 68 / 100

Buyer's market

Balanced

Seller's market

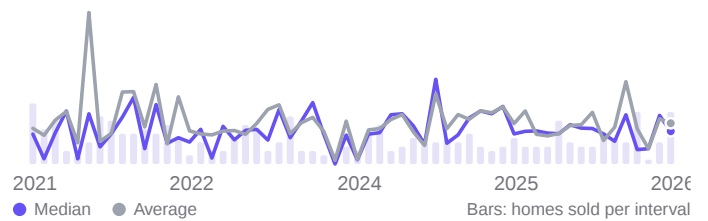
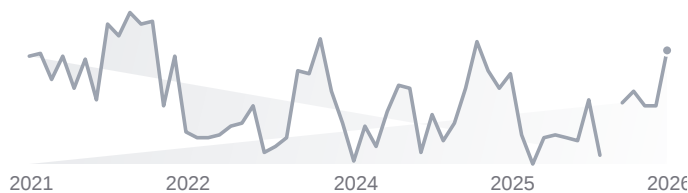
MARKET TRENDS (5 YEARS)

Market temperature (0-100)

68 / 100

Sale prices

Median \$215K · Average \$258K

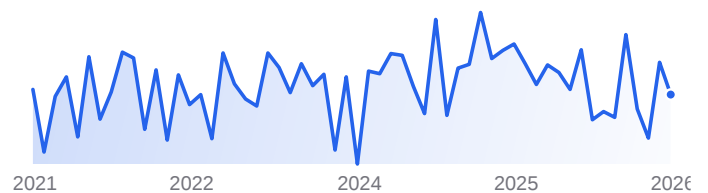
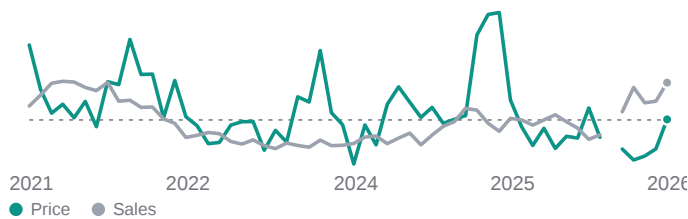


Growth (year over year)

Price +0.7% · Sales +38.9%

Price per square foot

\$127/ft²

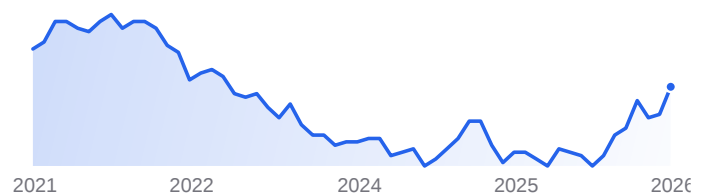
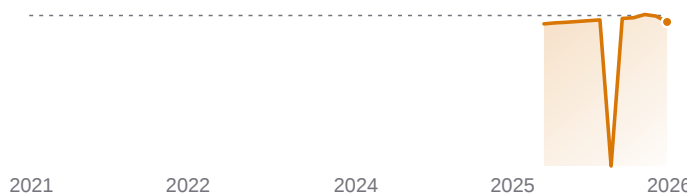


Sale premium vs estimated value

-2.3%

Annual turnover (share of homes sold)

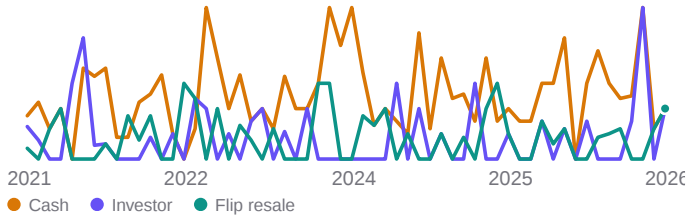
4.9%



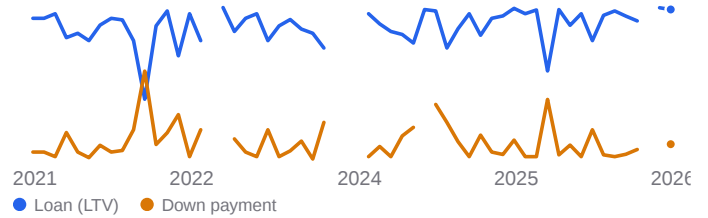
BUYERS & OUTCOMES

Buyer mix

Cash 33% · Investor 33% · Flip resale 33%

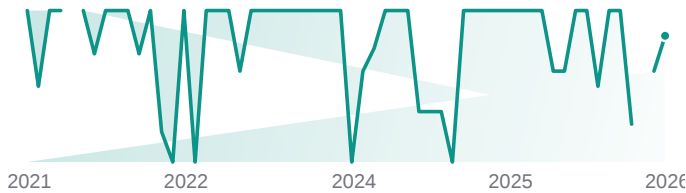


Financing (share of purchase price) Loan (LTV) 101% · Down payment 10%



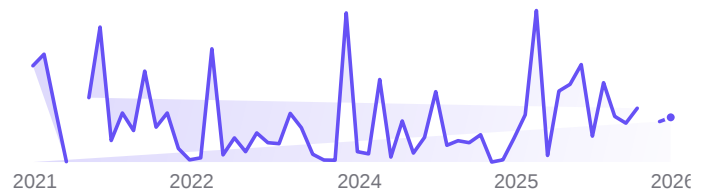
Sellers who sold at a gain

92%



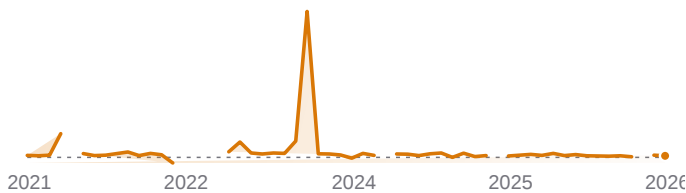
Typical hold before selling

5.3 yrs



Median annualized return at resale

+4.3%



Preforeclosure filings

Filings 2 · Auction stage 2



HOUSING STOCK

Homes	1,527
Median value (AVM)	\$294K
Median size	1,536 ft²
Median year built	1990
Single family	66%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	65%
Underwater (LTV 125% or more)	1.9%
Owner occupied	78%
Company owned	6.4%
Median loan-to-value	34%
Typical ownership tenure	11.1 yrs

COMMUNITY

Population	4,545
Density	57 / mi²
Median household income	\$55K
Average household income	\$83K
Crime index (US avg 100)	101
Air pollution index (US avg 100)	135
Earthquake index (US avg 100)	71
Homes occupied	93%
Bachelor's or higher	7%
Poverty rate	27.0%
Unemployment	0.9%
Average temp	59°F
Annual precip	58 in
Sunshine	57%

Market metrics are derived from recorded arms-length deeds through July 2026. Temperature blends price momentum, sales velocity, turnover and resale outcomes, ranked nationally against geographies of the same type.